HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: Third Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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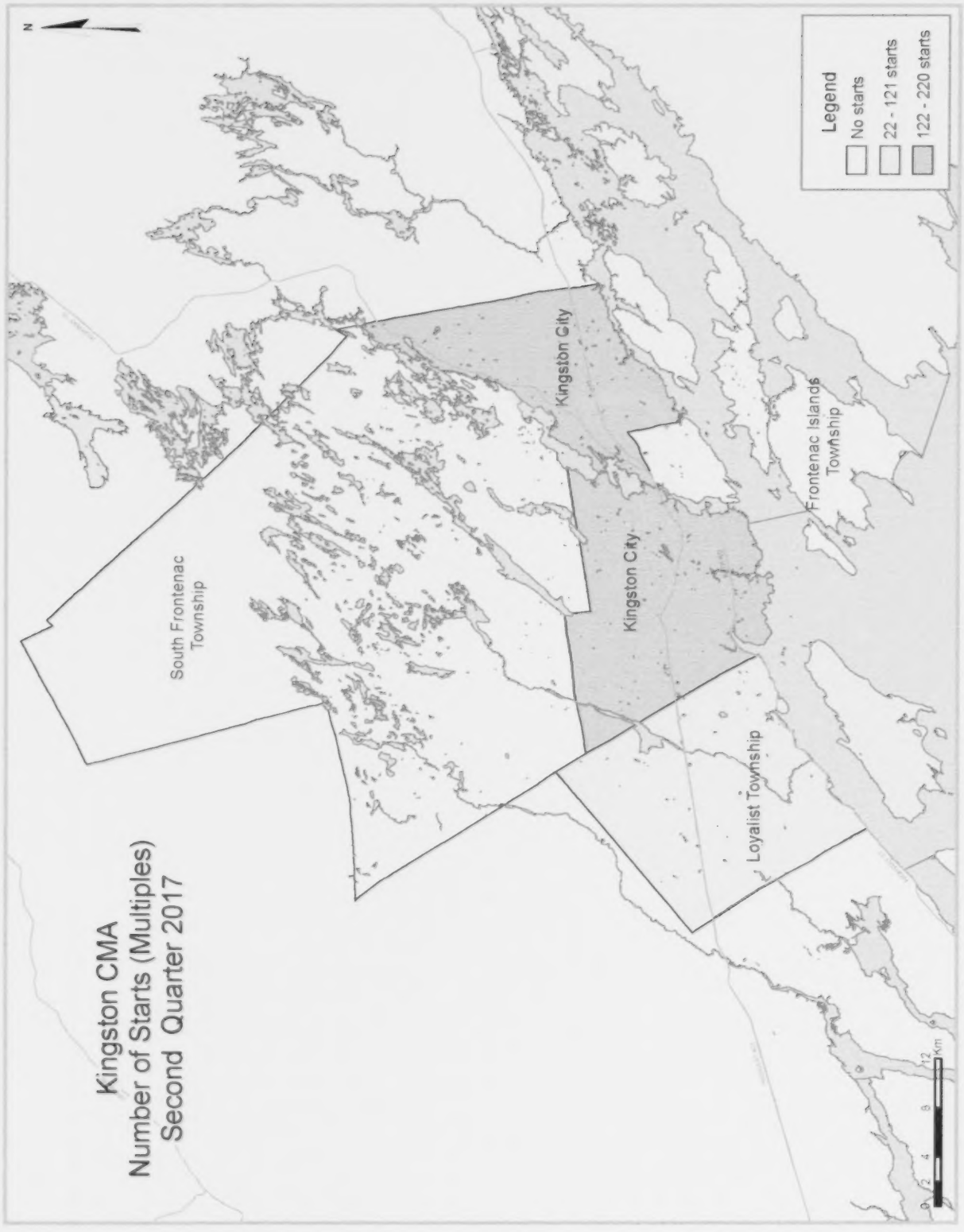
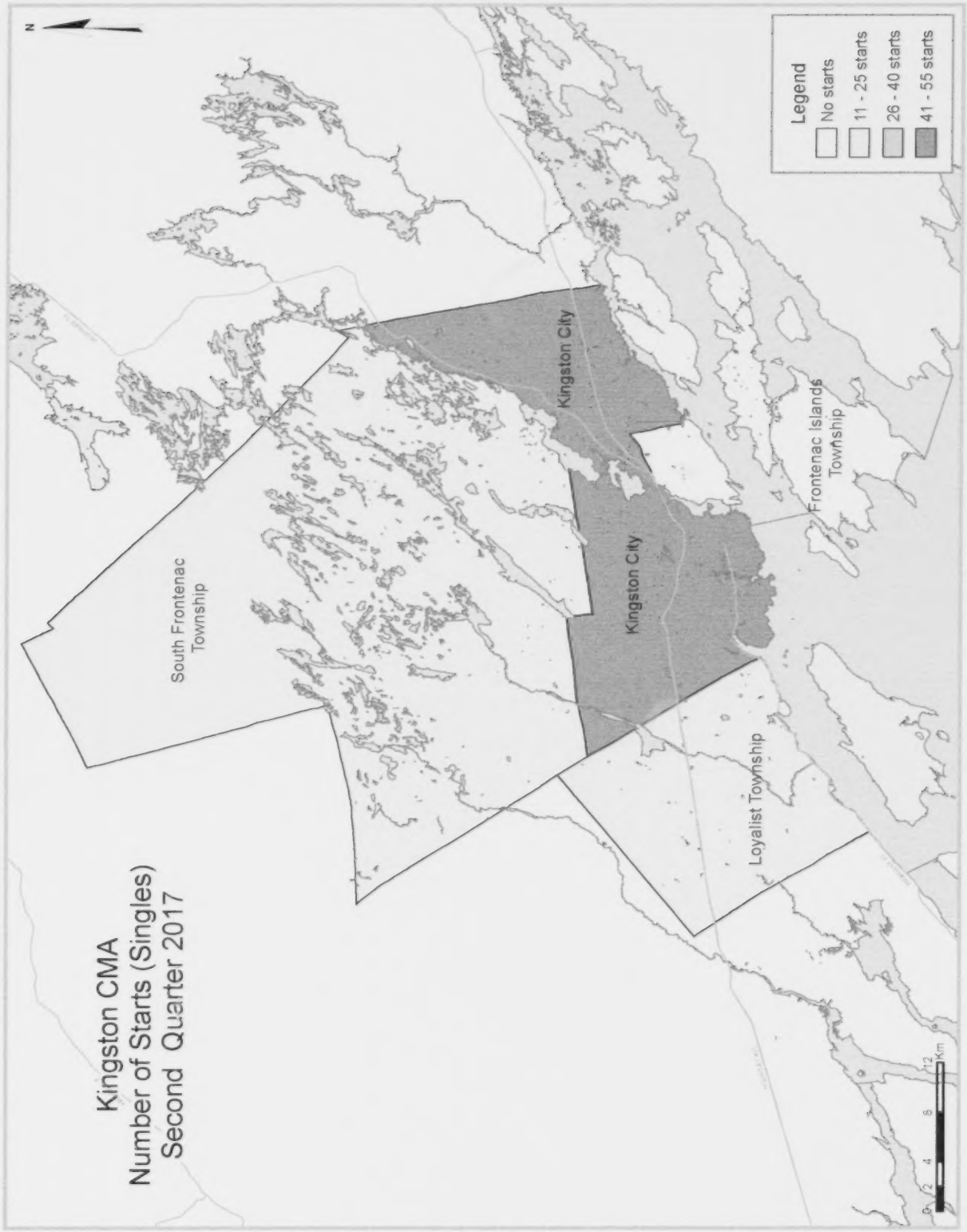
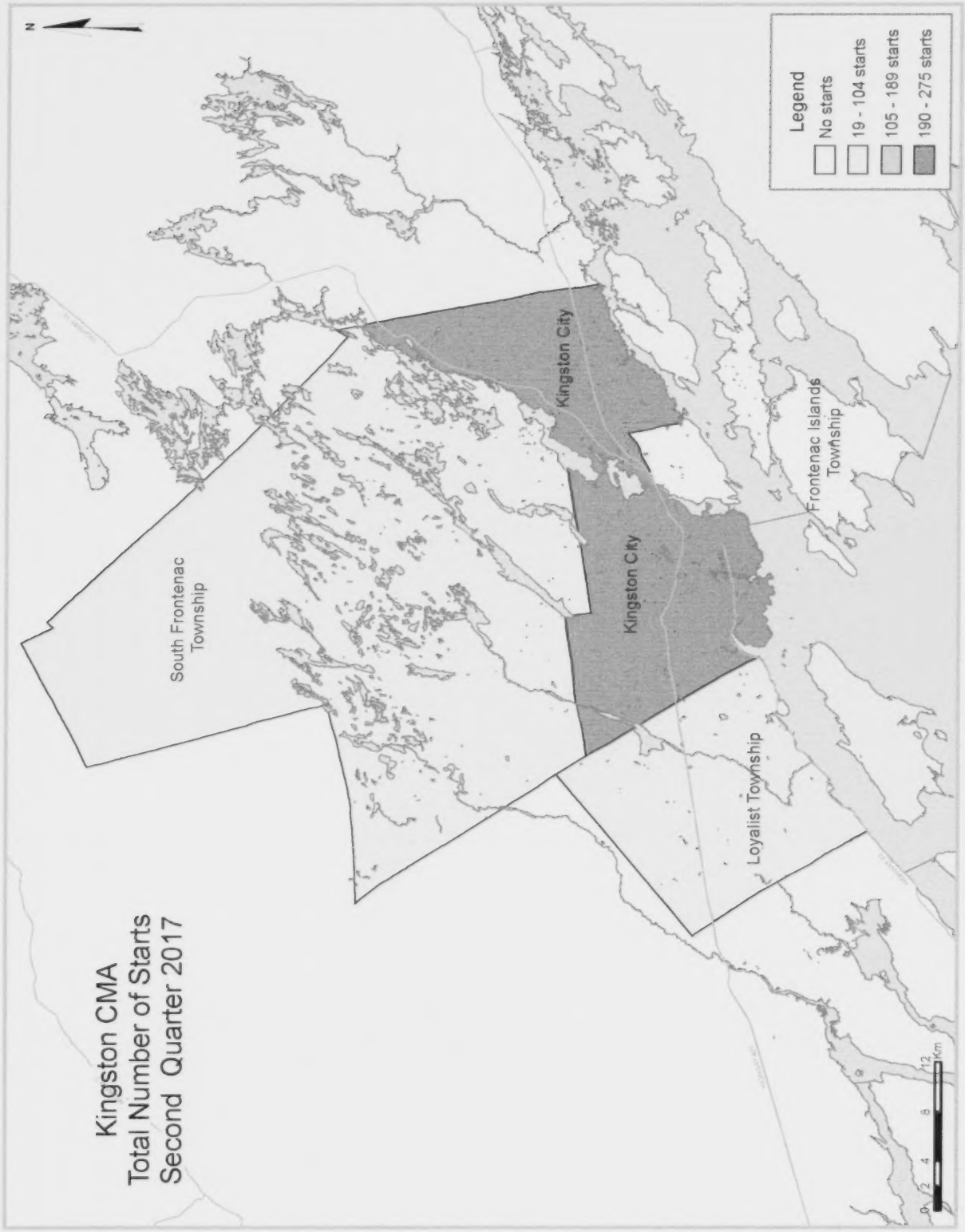
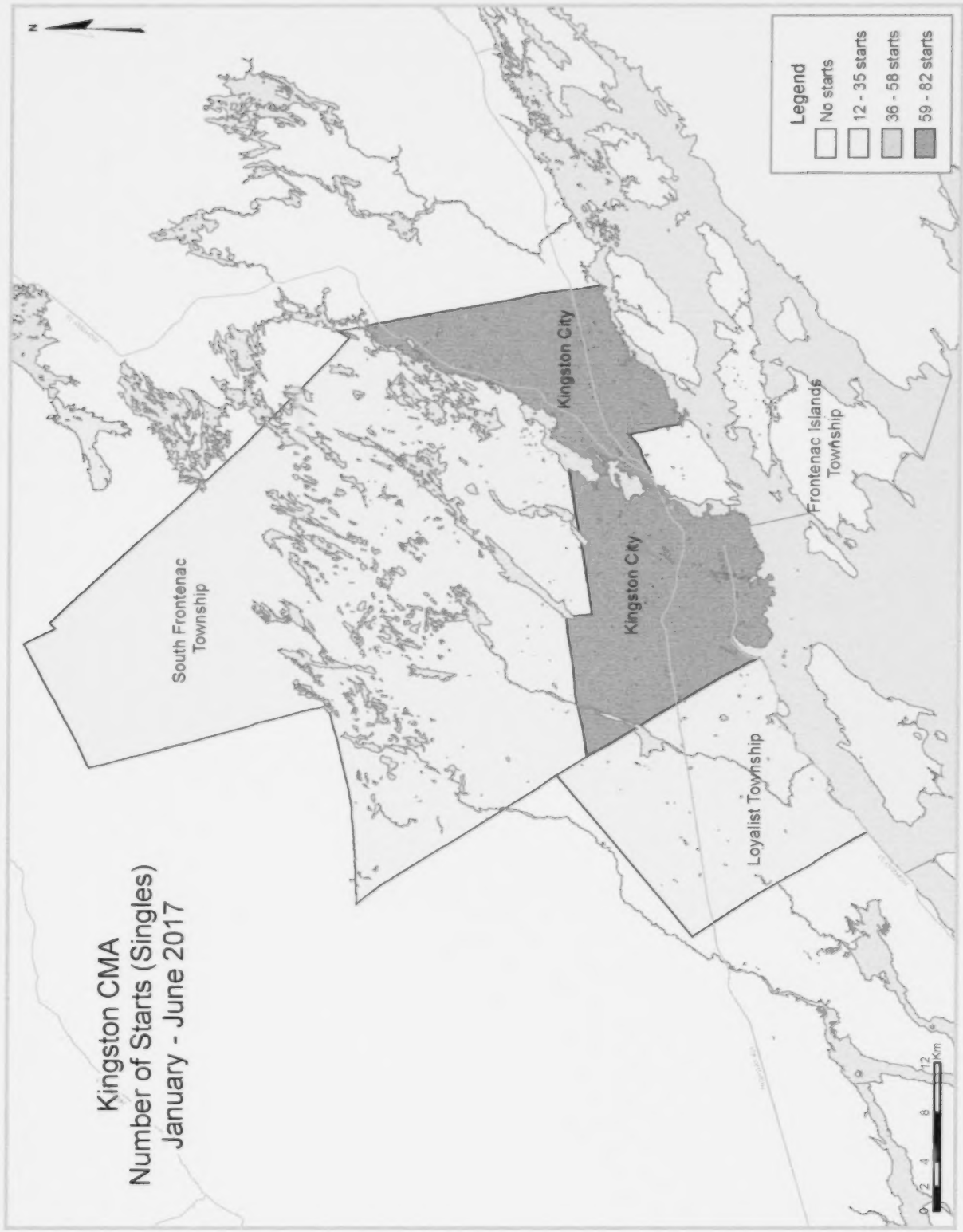
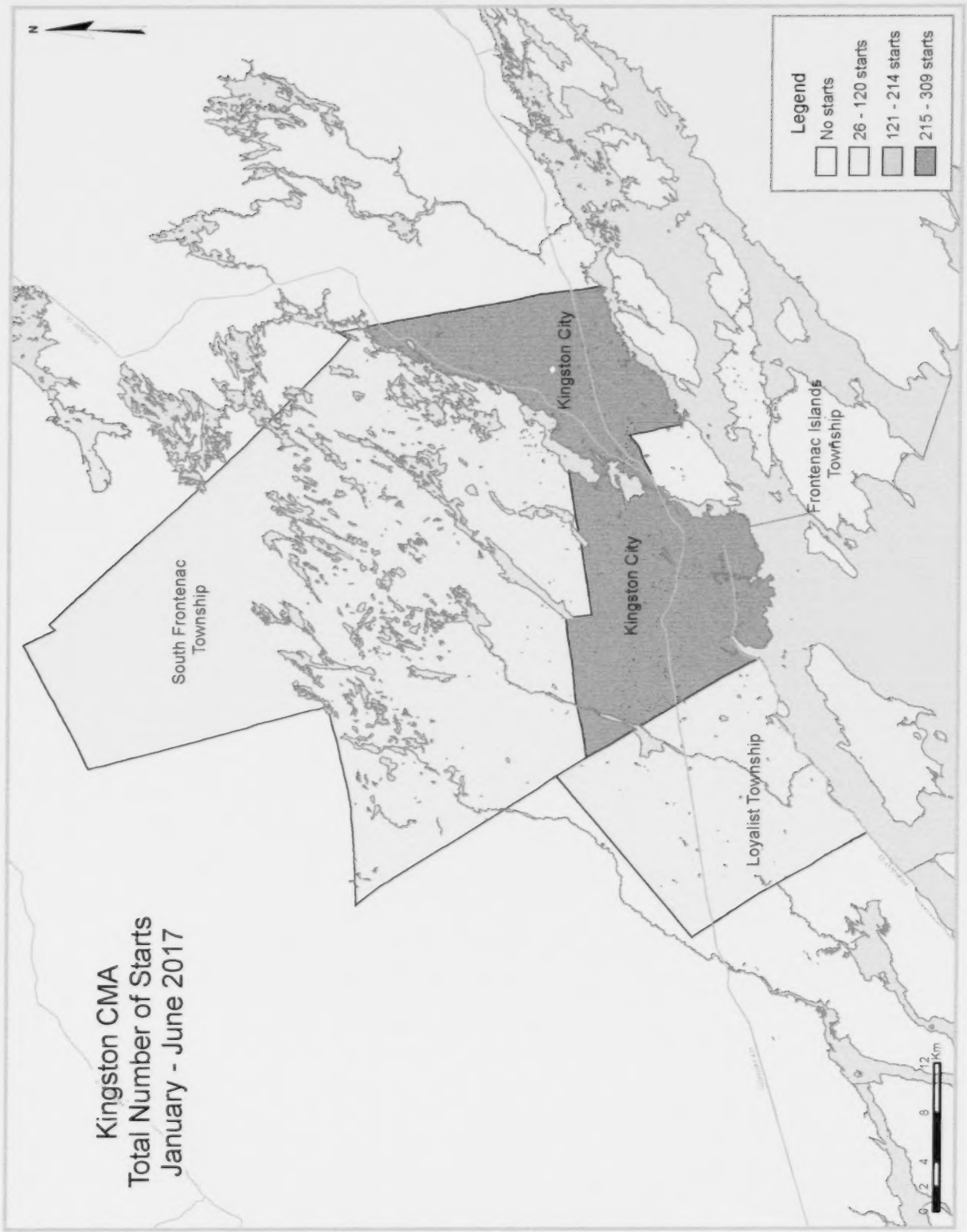

Kingston CMA
Number of Starts (Multiples)
Second Quarter 2017
N
Legend
No starts
22 - 121 starts
122 - 220 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
Second Quarter 2017
N
Legend
No starts
11 - 25 starts
26 - 40 starts
41 - 55 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
Second Quarter 2017
N
Legend
No starts
19 - 104 starts
105 - 189 starts
190 - 275 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

Kingston CMA
Number of Starts (Multiples)
January - June 2017
N
Legend
No starts
24 - 125 starts
126 - 227 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0
2
4
8
12
Km


Kingston CMA
Number of Starts (Singles)
January - June 2017
Legend
No starts
12 - 35 starts
36 - 58 starts
59 - 82 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
N
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - June 2017
Legend
No starts
26 - 120 starts
121 - 214 starts
215 - 309 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2017								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	275	300	261	311	290	300	298	309
Multiples	380	112	288	204	2,412	132	152	502
Total	655	412	549	515	2,702	432	450	811
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	342	303	89	85	-4.5%	120	120	0.0%
Multiples	36	968	28	242	764.3%	32	251	684.4%
Total	378	1,271	117	327	179.5%	152	371	144.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	85	8	47	0	0	0	0	187	327
Q2 2016	89	4	24	0	0	0	0	0	117
% Change	-4.5	100.0	95.8	n/a	n/a	n/a	n/a	n/a	179.5
Year-to-date 2017	120	10	54	0	0	0	0	187	371
Year-to-date 2016	120	4	28	0	0	0	0	0	152
% Change	0.0	150.0	92.9	n/a	n/a	n/a	n/a	n/a	144.1
UNDER CONSTRUCTION									
Q2 2017	140	8	62	0	0	0	0	355	565
Q2 2016	115	4	33	0	0	41	0	313	506
% Change	21.7	100.0	87.9	n/a	n/a	-100.0	n/a	13.4	11.7
COMPLETIONS									
Q2 2017	57	2	27	0	0	0	0	11	97
Q2 2016	76	2	16	0	0	0	8	78	180
% Change	-25.0	0.0	68.8	n/a	n/a	n/a	-100.0	-85.9	-46.1
Year-to-date 2017	120	2	50	0	0	0	0	17	189
Year-to-date 2016	124	4	25	0	0	0	8	78	239
% Change	-3.2	-50.0	100.0	n/a	n/a	n/a	-100.0	-78.2	-20.9
COMPLETED & NOT ABSORBED									
Q2 2017	14	2	11	0	0	2	n/a	n/a	29
Q2 2016	32	1	10	0	0	0	n/a	n/a	43
% Change	-56.3	100.0	10.0	n/a	n/a	n/a	n/a	n/a	-32.6
ABSORBED									
Q2 2017	67	2	28	0	0	1	n/a	n/a	98
Q2 2016	90	5	22	0	0	1	n/a	n/a	118
% Change	-25.6	-60.0	27.3	n/a	n/a	0.0	n/a	n/a	-16.9
Year-to-date 2017	129	3	52	0	0	8	n/a	n/a	192
Year-to-date 2016	128	8	28	0	0	4	n/a	n/a	168
% Change	0.8	-62.5	85.7	n/a	n/a	100.0	n/a	n/a	14.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	1	0	0	0	0	0	0	0	1
Kingston City									
Q2 2017	55	6	27	0	0	0	0	187	275
Q2 2016	44	2	15	0	0	0	0	0	61
Loyalist Township									
Q2 2017	11	2	20	0	0	0	0	0	33
Q2 2016	21	2	9	0	0	0	0	0	32
South Frontenac Township									
Q2 2017	19	0	0	0	0	0	0	0	19
Q2 2016	23	0	0	0	0	0	0	0	23
Kingston CMA									
Q2 2017	85	8	47	0	0	0	0	187	327
Q2 2016	89	4	24	0	0	0	0	0	117
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	4	0	0	0	0	0	0	0	4
Kingston City									
Q2 2017	65	6	42	0	0	0	0	354	467
Q2 2016	52	2	24	0	0	41	0	312	431
Loyalist Township									
Q2 2017	24	2	20	0	0	0	0	1	47
Q2 2016	26	2	9	0	0	0	0	1	38
South Frontenac Township									
Q2 2017	49	0	0	0	0	0	0	0	49
Q2 2016	33	0	0	0	0	0	0	0	33
Kingston CMA									
Q2 2017	140	8	62	0	0	0	0	355	565
Q2 2016	115	4	33	0	0	41	0	313	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q2 2017	3	0	0	0	0	0	0	0	3
Q2 2016	1	0	0	0	0	0	0	0	1
Kingston City									
Q2 2017	46	0	18	0	0	0	0	11	75
Q2 2016	49	0	9	0	0	0	8	78	144
Loyalist Township									
Q2 2017	3	2	9	0	0	0	0	0	14
Q2 2016	6	2	7	0	0	0	0	0	15
South Frontenac Township									
Q2 2017	5	0	0	0	0	0	0	0	5
Q2 2016	20	0	0	0	0	0	0	0	20
Kingston CMA									
Q2 2017	57	2	27	0	0	0	0	11	97
Q2 2016	76	2	16	0	0	0	8	78	180
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q2 2017	14	0	8	0	0	2	n/a	n/a	24
Q2 2016	26	0	1	0	0	0	n/a	n/a	27
Loyalist Township									
Q2 2017	0	2	3	0	0	0	n/a	n/a	5
Q2 2016	4	1	9	0	0	0	n/a	n/a	14
South Frontenac Township									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Kingston CMA									
Q2 2017	14	2	11	0	0	2	n/a	n/a	29
Q2 2016	32	1	10	0	0	0	n/a	n/a	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q2 2017	3	0	0	0	0	0	n/a	n/a	3
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Kingston City									
Q2 2017	53	0	16	0	0	1	n/a	n/a	70
Q2 2016	60	4	17	0	0	1	n/a	n/a	82
Loyalist Township									
Q2 2017	6	2	12	0	0	0	n/a	n/a	20
Q2 2016	10	1	5	0	0	0	n/a	n/a	16
South Frontenac Township									
Q2 2017	5	0	0	0	0	0	n/a	n/a	5
Q2 2016	19	0	0	0	0	0	n/a	n/a	19
Kingston CMA									
Q2 2017	67	2	28	0	0	1	n/a	n/a	98
Q2 2016	90	5	22	0	0	1	n/a	n/a	118

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Frontenac Islands Township	0	1	0	0	0	0	0	0	0	1	-100.0
Kingston City	55	44	6	2	27	15	187	0	275	61	**
Loyalist Township	11	21	2	2	20	9	0	0	33	32	3.1
South Frontenac Township	19	23	0	0	0	0	0	0	19	23	-17.4
Kingston CMA	85	89	8	4	47	24	187	0	327	117	179.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	0	1	0	0	0	0	0	0	0	1	-100.0
Kingston City	82	66	6	2	34	19	187	0	309	87	**
Loyalist Township	12	22	4	2	20	9	0	0	36	33	9.1
South Frontenac Township	26	31	0	0	0	0	0	0	26	31	-16.1
Kingston CMA	120	120	10	4	54	28	187	0	371	152	144.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	27	15	0	0	0	0	187	0
Loyalist Township	20	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	47	24	0	0	0	0	187	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	34	19	0	0	0	0	187	0
Loyalist Township	20	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	54	28	0	0	0	0	187	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Frontenac Islands Township	0	1	0	0	0	0	0	1
Kingston City	88	61	0	0	187	0	275	61
Loyalist Township	33	32	0	0	0	0	33	32
South Frontenac Township	19	23	0	0	0	0	19	23
Kingston CMA	140	117	0	0	187	0	327	117

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	1	0	0	0	0	0	1
Kingston City	122	87	0	0	187	0	309	87
Loyalist Township	36	33	0	0	0	0	36	33
South Frontenac Township	26	31	0	0	0	0	26	31
Kingston CMA	184	152	0	0	187	0	371	152

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Frontenac Islands Township	3	1	0	0	0	0	0	0	3	1	200.0
Kingston City	46	49	0	0	18	17	11	78	75	144	-47.9
Loyalist Township	3	6	2	2	9	7	0	0	14	15	-6.7
South Frontenac Township	5	20	0	0	0	0	0	0	5	20	-75.0
Kingston CMA	57	76	2	2	27	24	11	78	97	180	-46.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	5	1	0	0	0	0	0	0	5	1	**
Kingston City	87	83	0	2	30	17	17	78	134	180	-25.6
Loyalist Township	9	12	2	2	20	16	0	0	31	30	3.3
South Frontenac Township	19	28	0	0	0	0	0	0	19	28	-32.1
Kingston CMA	120	124	2	4	50	33	17	78	189	239	-20.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	18	9	0	8	0	0	11	78
Loyalist Township	9	7	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	27	16	0	8	0	0	11	78

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	30	9	0	8	0	0	17	78
Loyalist Township	20	16	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	50	25	0	8	0	0	17	78

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Frontenac Islands Township	3	1	0	0	0	0	3	1
Kingston City	64	58	0	0	11	86	75	144
Loyalist Township	14	15	0	0	0	0	14	15
South Frontenac Township	5	20	0	0	0	0	5	20
Kingston CMA	86	94	0	0	11	86	97	180

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	5	1	0	0	0	0	5	1
Kingston City	117	94	0	0	17	86	134	180
Loyalist Township	31	30	0	0	0	0	31	30
South Frontenac Township	19	28	0	0	0	0	19	28
Kingston CMA	172	153	0	0	17	86	189	239

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q2 2017	0	0.0	0	0.0	8	17.4	15	32.6	23	50.0	46	-	-
Q2 2016	0	0.0	10	16.7	24	40.0	10	16.7	16	26.7	60	-	365,778
Year-to-date 2017	0	0.0	2	2.7	15	20.0	25	33.3	33	44.0	75	-	-
Year-to-date 2016	0	0.0	13	15.7	28	33.7	18	21.7	24	28.9	83	-	370,802
Loyalist Township													
Q2 2017	0	0.0	1	20.0	2	40.0	1	20.0	1	20.0	5	-	-
Q2 2016	0	0.0	0	0.0	8	88.9	1	11.1	0	0.0	9	-	315,475
Year-to-date 2017	0	0.0	1	14.3	3	42.9	2	28.6	1	14.3	7	-	-
Year-to-date 2016	0	0.0	0	0.0	10	76.9	3	23.1	0	0.0	13	-	315,475
South Frontenac Township													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Kingston CMA													
Q2 2017	0	0.0	1	2.0	10	19.6	16	31.4	24	47.1	51	405,000	406,641
Q2 2016	0	0.0	10	14.3	32	45.7	11	15.7	17	24.3	70	337,500	358,934
Year-to-date 2017	0	0.0	3	3.6	18	21.7	28	33.7	34	41.0	83	400,000	399,848
Year-to-date 2016	0	0.0	13	13.1	38	38.4	23	23.2	25	25.3	99	345,000	362,767

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2017

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	-	365,778	n/a	-	370,802	n/a
Loyalist Township	-	315,475	n/a	-	315,475	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	406,641	358,934	13.3	399,848	362,767	10.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

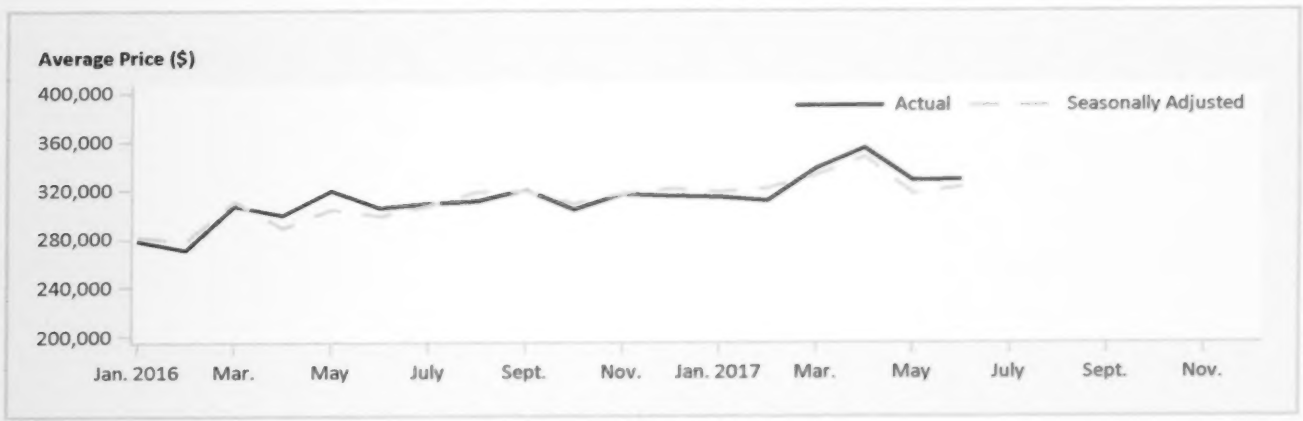


Figure 5.2: MLS® Residential Sales for Kingston

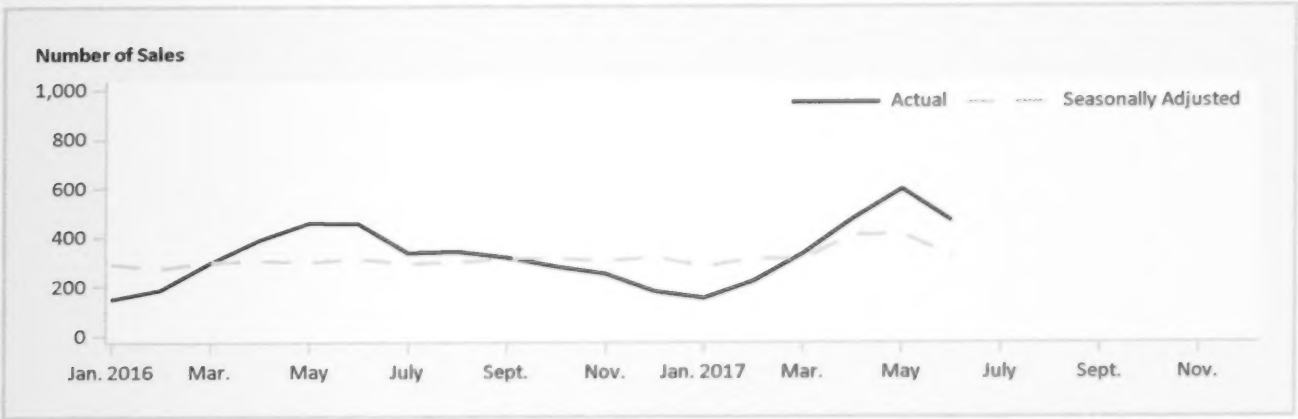
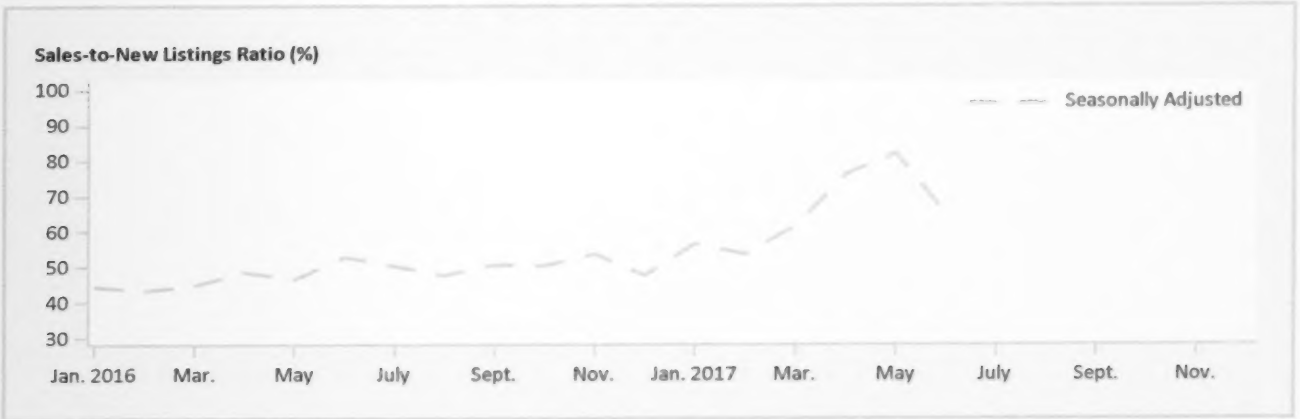


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Kingston



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.20	127.80	84.1	6.5	64.8	900
	February	561	3.14	4.64	94.60	128.20	84.1	5.9	64.4	909
	March	561	3.14	4.64	94.80	129.00	84.0	5.9	64.2	924
	April	561	3.14	4.64	95.30	129.60	83.1	6.2	63.7	944
	May	561	3.14	4.64	96.60	130.10	82.6	6.5	63.4	949
	June	561	3.14	4.64	97.00	130.40	82.6	6.0	63.1	946
	July	567	3.14	4.74	97.80	130.30	83.7	5.5	63.4	943
	August	567	3.14	4.74	98.20	129.90	84.1	5.2	63.4	946
	September	561	3.14	4.64	98.50	130.10	84.1	5.3	63.5	945
	October	561	3.14	4.64	99.50	130.60	84.2	5.5	63.7	932
	November	561	3.14	4.64	99.90	130.20	84.3	5.6	63.8	934
	December	561	3.14	4.64	100.00	130.00	84.6	5.7	64.0	937
2017	January	561	3.14	4.64	100.30	130.80	83.8	5.8	63.6	949
	February	561	3.14	4.64	101.10	131.20	84.3	6.1	64.0	943
	March	561	3.14	4.64	101.40	131.40	85.1	6.1	64.6	942
	April	561	3.14	4.64	103.00	132.00	86.7	5.8	65.4	938
	May	561	3.14	4.64	103.80	131.90	87.5	5.5	65.8	927
	June	561	3.14	4.64		132.10	87.1	5.4	65.3	921
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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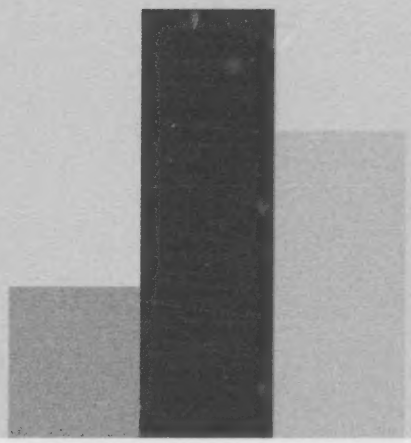

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